

HUNTERS®

HERE TO GET *you* THERE



15 Westend

Cam, Dursley, GL11 6JD

£320,000



Council Tax: C



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****SOLD PRIOR TO MARKETING – SIMILAR PROPERTIES REQUIRED****

Owned by the current vendor for over 30 years, this delightful character cottage is tucked away in the village of Cam and dates back to circa 1700. Full of period character and charm, the property was extended in 1996 and offers spacious, versatile accommodation, presenting an excellent opportunity for a new owner to personalise to their own taste.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation with stairs rising to the first floor. The original sitting room is a particular highlight, featuring a beautiful inglenook fireplace with a wood-burning stove. Bespoke double wooden doors open into a second reception room, which enjoys French doors leading directly out to the rear garden. A ground-floor cloakroom completes the reception area.

The kitchen is fitted with a range of wall and base units, a freestanding cooker and a slimline dishwasher. From here, the garden room provides further access to the rear garden and leads to a useful utility room, which houses the recently installed gas boiler, washing machine and freezer.

On the first floor, the landing benefits from useful storage and leads to three bedrooms. The principal double bedroom features fitted storage and an en-suite shower room, while two further bedrooms, both with storage, are served by the family bathroom.

Externally, the property is approached via a small lane leading to a carport/parking area, with patio areas and access to the front entrance. The generous rear garden is a notable feature, comprising an extensive patio area ideal for outdoor entertaining, leading onto a lawned garden enclosed by a combination of walling and fencing. Additional benefits include a useful storage area, a metal shed and gated side access.

Offered for sale with no onward chain, this charming period cottage combines character and versatile living space and a generous garden, making it an appealing opportunity for buyers seeking a property with scope to enhance and make their own. An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.

- Delightful Extended Period Property circa 1700
- Further Reception Room and Fitted Kitchen
- Two Further Bedrooms with Storage
- Carport/Parking
- Entrance Hallway and Cloakroom
- Garden Room and Utility Room
- Family Bathroom
- Sitting Room with Inglenook Fireplace
- Main Double Bedroom with En-Suite
- Generous Rear Garden



Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Road Map



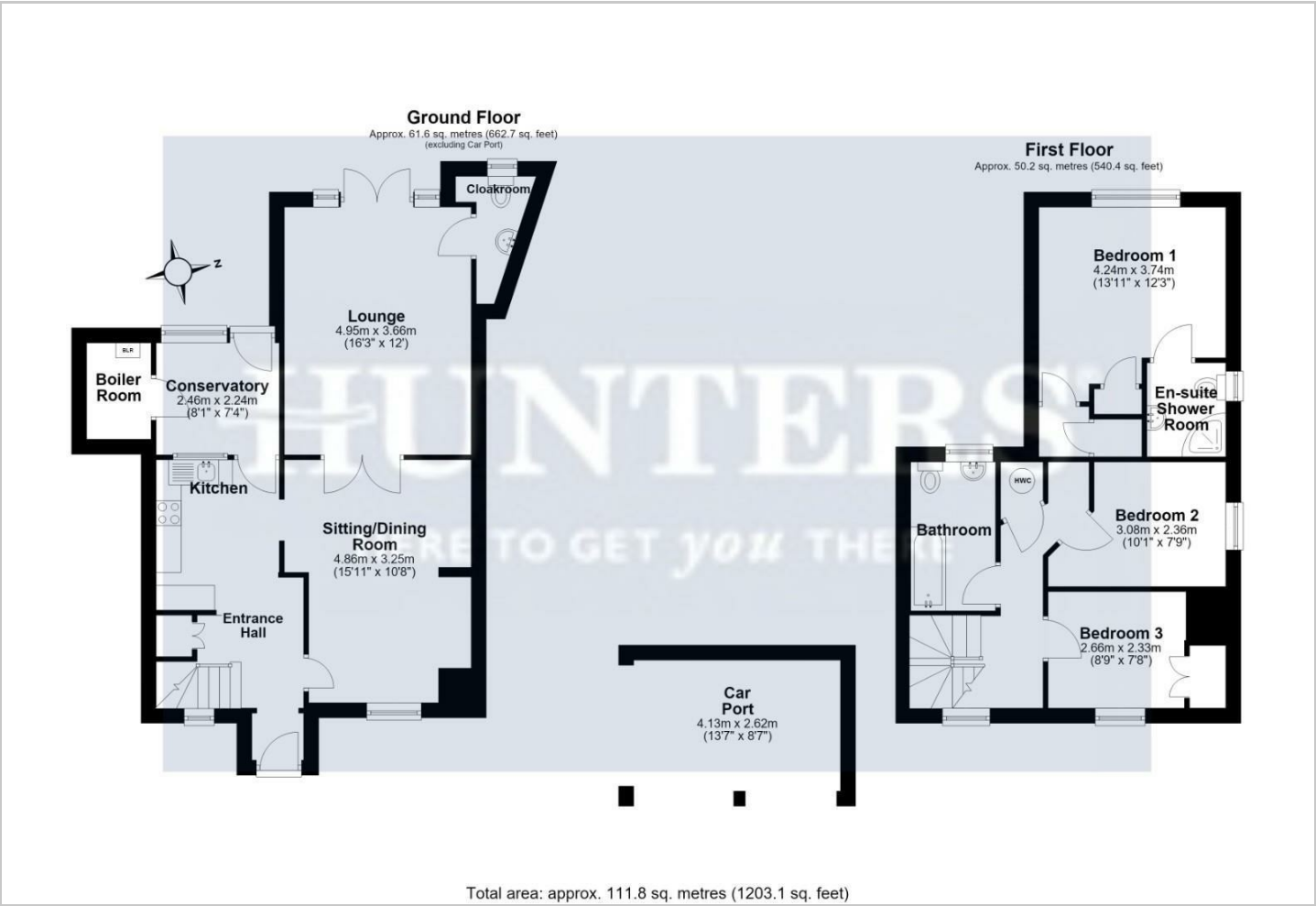
Hybrid Map



Terrain Map



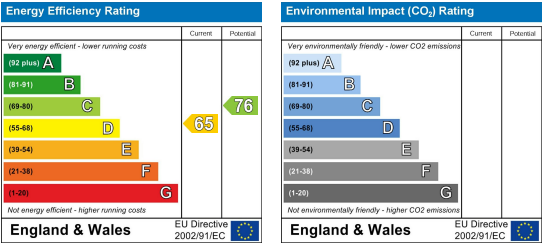
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.